

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
Courtroom 1639 Calendar**

**Thursday, September 28, 2023**

**Hearing Room 1639**

11:30 AM

2: -

**ZOOM INFORMATION**

**Chapter**

**#0.00 All hearings on this calendar will be conducted remotely, using ZoomGov video and audio.**

Parties in interest and members of the public may connect to the video and audio feeds, free of charge, using the connection information provided below.

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**Video/audio web address: <https://cacb.zoomgov.com/j/1609242698>**

**ZoomGov meeting number: 160 924 2698**

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Docket 0

**Tentative Ruling:**

- NONE LISTED -

**United States Bankruptcy Court  
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**Thursday, September 28, 2023**

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11:30 AM

**2:23-13527 Jeff Anthony Martija**

**Chapter 7**

**#1.00** Hearing RE: [27] Motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Lei Wang v. Pool Logic Design & Construction, Inc. et al. fr. 8-31-23

Docket 27

**Tentative Ruling:**

Service was not proper -- the debtor's counsel was served via NEF, but the debtor was not served as required by LBR 4001-1(c)(1)(C)(i).

Continue for service on the debtor. The first available hearing to allow for service and adequate notice is September 28, 2023 at 11:30.

No appearances unless counsel would like to request another hearing date.

<b>Party Information</b>
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**Debtor(s):**

Jeff Anthony Martija

Represented By  
R Gibson Pagter Jr.  
Misty A Perry Isaacson

**Movant(s):**

Lei Wang

Represented By  
Michael T Delaney

**Trustee(s):**

David M Goodrich (TR)

Pro Se

**United States Bankruptcy Court  
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**Thursday, September 28, 2023**

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11:30 AM

**2:23-14031 Maria De Los Angeles Gutierrez De Umana**

**Chapter 7**

**#2.00** HearingRE: [13] Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2021 Chevrolet Colorado Crew CabWork Truck Pickup 4D 5 ft . (Skigin, Cheryl)

Docket 13

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Maria De Los Angeles Gutierrez De

Represented By  
Marvin Jarrett Mann

**Trustee(s):**

David M Goodrich (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Thursday, September 28, 2023**

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11:30 AM

**2:23-14396 KTD Capital**

**Chapter 7**

**#3.00** HearingRE: [14] Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 700 N. Fairfax Ave, Units A,B, C, Los Angeles, CA. 90046 .

Docket 14

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

KTD Capital

Represented By  
Sevan Gorginian

**Trustee(s):**

Carolyn A Dye (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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**Thursday, September 28, 2023**

**Hearing Room 1639**

11:30 AM

**2:23-14478 26 Global Development, Inc**

**Chapter 7**

**#4.00** CONT'D Hearing RE: [8] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 600 Clinton Place, Beverly Hills, CA 90210 .  
fr. 8-24-23

Docket 8

**Tentative Ruling:**

CONTINUE for proper service. The junior lienholders were not served as required under FRBP 4001 and LBR 4001-1(c).

The motion should be re-served properly with an amended notice of hearing to allow for sufficient notice in accordance with LBR 9013-1(d)(2) (and proof of service filed). Be sure to comply with FRBP 7004(b) or (h) as applicable. First available hearing date to allow for sufficient notice is 9/28/23 at 11:30 a.m. No appearance required unless movant would like to request a different hearing date.

<b>Party Information</b>
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**Debtor(s):**

26 Global Development, Inc

Pro Se

**Movant(s):**

The Evergreen Advantage, LLC

Represented By  
Edward T Weber

**Trustee(s):**

David M Goodrich (TR)

Pro Se

**United States Bankruptcy Court  
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**Thursday, September 28, 2023**

**Hearing Room 1639**

11:30 AM

**2:23-15079 Xinjun Chen**

**Chapter 7**

**#5.00** HearingRE: [9] Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2021 BMW M4 Competition Coupe 2D . (Skigin, Cheryl)

Docket 9

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Xinjun Chen

Represented By  
Christopher J Langley

**Trustee(s):**

John J Menchaca (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Thursday, September 28, 2023**

**Hearing Room 1639**

11:30 AM

**2:22-14362 Joan Annette Ferry-Scott**

**Chapter 7**

**#6.00** Chapter 7 Trustee's Final Report, Application for Compensation and Application(s) for Compensation of Professionals filed on behalf of Trustee David M. Goodrich

Docket 52

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Joan Annette Ferry-Scott

Represented By  
Stephen L Burton

**Trustee(s):**

David M Goodrich (TR)

Pro Se

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**Thursday, September 28, 2023**

**Hearing Room 1639**

11:30 AM

**2:16-22745 Yu Hua Long Investments LLC**

**Chapter 11**

**#7.00** HearingRE: [888] Motion to Approve Compromise Under Rule 9019 Motion For Approval Of Settlement Agreement Between Creditor Teng Huang, Creditor Kitty Yip, And Chapter 11 Trustee

Docket 888

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Yu Hua Long Investments LLC

Represented By  
M. Jonathan Hayes

**Trustee(s):**

Timothy Yoo (TR)

Represented By  
Philip A Gasteier  
Jeffrey S Kwong  
Timothy J Yoo



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**Thursday, September 28, 2023**

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11:30 AM

**2:22-16572 Harold Gavino Fajardo**

**Chapter 11**

**#8.00** Confirmaiton Hearing RE: Chapter 11 Plan.  
fr. 4-20-23, 7-14-23

Docket 1

**\*\*\* VACATED \*\*\* REASON: Cont'd from 9/28/23 to to 12/28/23 at 11:30  
a.m. per stip & order entered on 8/3/23.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Harold Gavino Fajardo

Represented By

Zev Shechtman

Alphamorlai Lamine Kebeh

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

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**Thursday, September 28, 2023**

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11:30 AM

**2:22-16572 Harold Gavino Fajardo**

**Chapter 11**

**#9.00** CONT'D Status Hearing RE: [1] Chapter 11 Subchapter V Voluntary Petition  
Individual.  
fr. 1-12-23, 4-12-23, 4-20-23, 7-14-23

Docket 1

**\*\*\* VACATED \*\*\* REASON: Cont'd from 9/28/23 to to 12/28/23 at 11:30  
a.m. per stip & order entered on 8/3/23.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Harold Gavino Fajardo

Represented By

Zev Shechtman

Alphamorlai Lamine Kebeh

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

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11:30 AM

**2:22-16967 Robert Schumann**

**Chapter 11**

**#10.00** CONT'D Status Hearing RE: [1] Chapter 11 Voluntary Petition Individual.  
fr. 2-2-23, 4-13-23, 6-22-23, 8-24-23

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Robert Schumann

Represented By  
David R Haberbusch

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11:30 AM

**2:23-15229 The Comeback Trail, LLC**

**Chapter 11**

**#11.00 Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual, LLC**

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

The Comeback Trail, LLC

Represented By  
Maria L Garcia

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11:30 AM

**2:23-12236 AGS Pro, Inc.**

**Chapter 11**

**#12.00** Hearing RE: [122] Motion for an Order Extending Exclusive Period for Debtor to File and Confirm a Plan

Docket 122

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

AGS Pro, Inc.

Represented By  
Aaron E. DE Leest  
Eric P Israel  
Michael G D'Alba

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11:30 AM

**2:23-12236 AGS Pro, Inc.**

**Chapter 11**

**#13.00** CONT'D Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual.  
Inc.  
fr. 5-25-23, 8-31-23

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

AGS Pro, Inc.

Represented By  
Aaron E. DE Leest  
Eric P Israel

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11:30 AM

**2:23-15281 Abundant Treasures LLC**

**Chapter 11**

**#14.00** HearingRE: [20] U.S. Trustee Motion to dismiss or convert . (Madoyan, Noreen)

Docket 20

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Abundant Treasures LLC

Represented By  
Andrew Moher

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11:30 AM

**2:23-15281 Abundant Treasures LLC**

**Chapter 11**

**#15.00** Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual.

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Abundant Treasures LLC

Represented By  
Andrew Moher



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**Thursday, September 28, 2023**

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**2:23-12093 DNP Eats, LLC**

**Chapter 11**

**#16.00** CONT'D Hearing RE: [54] Motion to Assume Non-Residential Real Property Lease With 12945-13225 Peyton Drive Holdings, LLC Pursuant to 11 U.S.C. § 365 fr. 8-10-23, 8-24-23

Docket 54

**Tentative Ruling:**

This tentative ruling applies to matter nos. 23 and 24.

Continue both matters.

Service. Pursuant to FRBP 6006(a), a proceeding to assume an unexpired lease is governed by FRBP 9014. FRBP 9014, in turn, requires service of a motion to be in the manner required for a summons and complaint under FRBP 7004. Both the Chino Hills Landlord and the Westwood Landlord are corporations. Service under FRBP 7004 on a corporation must be made "by mailing a copy of the summons and complaint to the attention of an officer, a managing or general agent, or to any other agent authorized by appointment or by law to receive service of process and, if the agent is one authorized by statute to receive service and the statute so requires, by also mailing a copy to the defendant." Fed. R. Bankr. P. 7004(b) (3).

The Chino Hills Landlord was served via U.S. Mail at: "c/o CBRE 3501 Jamboree Road, Suite 100, Newport Beach, CA 92660." The Chino Hills Landlord has a registered agent listed on the Secretary of State website, which was not served. The CBRE address listed on the proof of service is the rent payment and notices address on the Chino Hills Lease, but the court cannot conclude from that that CBRE is an officer or agent for service of process.

The Westwood Landlord was served via U.S. Mail at "5010 N. Parkway Calabasas, Suite 105, Calabasas, CA 91302." No agent or officer was

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**CONT... DNP Eats, LLC**

**Chapter 11**

named. The California Secretary of State website includes a registered agent, who was not named on the proof of service. The address used for service is apparently a former address of the Westwood Landlord, but the SOS website indicates that the address was changed to one in Encino over a year ago.

As to the merits, the court needs more information on how the debtor is meeting its rent obligations. The cash collateral budgeted lease amount falls far short of the monthly lease obligations set forth in the MORs. What are the transfers in the MORs from the account ending 0687?

<b>Party Information</b>
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**Debtor(s):**

DNP Eats, LLC

Represented By  
Blake J Lindemann

**Movant(s):**

DNP Eats, LLC

Represented By  
Blake J Lindemann

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

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**2:23-12093 DNP Eats, LLC**

**Chapter 11**

**#17.00** CONT'D Hearing RE: [55] Motion to Assume Non-Residential Real Property Lease With Tucker Investment Group Pursuant To 11 U.S.C. § 365 fr. 8-10-23, 8-24-23

Docket 55

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

DNP Eats, LLC

Represented By  
Blake J Lindemann

**Movant(s):**

DNP Eats, LLC

Represented By  
Blake J Lindemann

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

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11:30 AM

**2:23-12093 DNP Eats, LLC**

**Chapter 11**

**#18.00** CONT'D Status Hearing RE: [1] Chapter 11 Subchapter V Voluntary Petition  
Non-Individual. LLC  
fr. 5-25-23, 6-22-23, 7-27-23, 8-10-23, 8-24-23

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

DNP Eats, LLC

Represented By  
Blake J Lindemann

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

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**Thursday, September 28, 2023**

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11:30 AM

**2:23-13012 Sean Saberi**

**Chapter 7**

Adv#: 2:23-01364 Gateway Acceptance Company v. Saberi

**#19.00** Hearing RE: [7] Defendant Sean Saberi's Motion to Dismiss Plaintiff's Adversary Complaint

Docket 7

**\*\*\* VACATED \*\*\* REASON: Cont'd from 9/28/23 to 10/5/23 at 11:30 a.m.  
by stip & order entered on 8/24/23.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Sean Saberi

Represented By  
Kian Mottahedeh

**Defendant(s):**

Sean Saberi

Represented By  
Sanaz Sarah Bereliani

**Plaintiff(s):**

Gateway Acceptance Company

Represented By  
Catherine Schlomann Robertson

**Trustee(s):**

Wesley H Avery (TR)

Pro Se

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11:30 AM

**2:23-13012 Sean Saberi**

**Chapter 7**

Adv#: 2:23-01364 Gateway Acceptance Company v. Saberi

**#20.00** Status Hearing RE: [1] Adversary case 2:23-ap-01364. Complaint by Gateway Acceptance Company against Sean Saberi.

Docket 1

**\*\*\* VACATED \*\*\* REASON: Cont'd from 9/28/23 to 10/5/23 at 11:30 a.m.  
by stip & order entered on 8/24/23.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Sean Saberi

Represented By  
Kian Mottahedeh

**Defendant(s):**

Sean Saberi

Pro Se

**Plaintiff(s):**

Gateway Acceptance Company

Represented By  
Catherine Schlomann Robertson

**Trustee(s):**

Wesley H Avery (TR)

Pro Se

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**Thursday, September 28, 2023**

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11:30 AM

**2:23-12971 Michael Jerome Hicks**

**Chapter 7**

Adv#: 2:23-01383 Riley et al v. Hicks

**#21.00** Status HearingRE: [1] Adversary case 2:23-ap-01383. Complaint by Willie Riley, Tim Varner, Tanfiru Leatherwood against Michael Jerome Hicks. false pretenses, false representation, actual fraud)), (67 (Dischargeability - 523(a)(4), fraud as fiduciary, embezzlement, larceny)) (Schlecter, Daren)

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Michael Jerome Hicks

Represented By  
Jill L Kim

**Defendant(s):**

Michael Jerome Hicks

Pro Se

**Plaintiff(s):**

Willie Riley

Represented By  
Daren M Schlecter

Tim Varner

Represented By  
Daren M Schlecter

Tanfiru Leatherwood

Represented By  
Daren M Schlecter

**Trustee(s):**

Sam S Leslie (TR)

Pro Se

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11:30 AM

**2:23-12832 Alexander Ludo Assouline**

**Chapter 7**

Adv#: 2:23-01380 Clou et al v. Assouline

**#22.00** Status Hearing RE: [1] Adversary case 2:23-ap-01380. Complaint by Yannick Clou, Pascal LaCosta, Philippe LeCarpenter, Liozon Thierry, Denis Crapon, Herve Salmon, Lionel Fruh, Oliver Vericel, Jean-Pierre Louvot, Thierry Dietsh, Gallard Thierry, Francois Jegou, Nicolas Du Poty against Alexander Ludo Assouline. (65 (Dischargeability - other)), (62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)) (Weissman, I)

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Alexander Ludo Assouline

Represented By  
Sevan Gorginian

**Defendant(s):**

Alexander Ludo Assouline

Pro Se

**Plaintiff(s):**

Gallard Thierry

Represented By  
I Donald Weissman

Francois Jegou

Represented By  
I Donald Weissman

Nicolas Du Poty

Represented By  
I Donald Weissman

Lionel Fruh

Represented By  
I Donald Weissman

Oliver Vericel

Represented By  
I Donald Weissman



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**CONT... Alexander Ludo Assouline**

**Chapter 7**

Jean-Pierre Louvot

Represented By  
I Donald Weissman

Thierry Dietsh

Represented By  
I Donald Weissman

Yannick Clou

Represented By  
I Donald Weissman

Pascal LaCosta

Represented By  
I Donald Weissman

Philippe LeCarpenter

Represented By  
I Donald Weissman

Liozon Thierry

Represented By  
I Donald Weissman

Denis Crapon

Represented By  
I Donald Weissman

Herve Salmon

Represented By  
I Donald Weissman

**Trustee(s):**

Howard M Ehrenberg (TR)

Pro Se

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Central District of California  
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11:30 AM

**2:22-16572 Harold Gavino Fajardo**

**Chapter 11**

Adv#: 2:23-01054 Fajardo v. Diego et al

**#23.00** CONT'D Status Hearing RE: [1] Adversary case 2:23-ap-01054. Complaint by Harold Gavino Fajardo against Loraine Diego, Lilac Care Residential Home, LLC, Jamie L Keeton. (\$350.00 Fee Charge To Estate). Nature of Suit: (02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy))), (72 (Injunctive relief - other)), (91 (Declaratory judgment)) (DE Leest, Aaron)  
fr. 2-16-23, 3-9-23, 3-23-23, 3-29-23, 4-12-23, 4-20-23, 7-14-23

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Harold Gavino Fajardo

Represented By

Zev Shechtman

Alphamorlai Lamine Kebeh

**Defendant(s):**

Loraine Diego

Pro Se

Lilac Care Residential Home, LLC

Pro Se

Jamie L Keeton

Pro Se

**Plaintiff(s):**

Harold Gavino Fajardo

Represented By

Aaron E. DE Leest

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

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**2:22-16572 Harold Gavino Fajardo**

**Chapter 11**

Adv#: 2:23-01077 Lilac Care Residential Home, LLC et al v. Fajardo

**#24.00** CONT'D Status Hearing RE: [1] Adversary case 2:23-ap-01077. Complaint by Lilac Care Residential Home, LLC, Loraine Diego against Harold Gavino Fajardo. false pretenses, false representation, actual fraud)), (68 (Dischargeability - 523(a)(6), willful and malicious injury)), (65 (Dischargeability - other)), Revocation of Discharge Sections 727(a)(2) and (a)(4). fr. 4-20-23, 7-14-23

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Harold Gavino Fajardo

Represented By  
Zev Shechtman  
Alphamorlai Lamine Kebeh

**Defendant(s):**

Harold Gavino Fajardo

Pro Se

**Plaintiff(s):**

Lilac Care Residential Home, LLC

Represented By  
Alan W Forsley

Loraine Diego

Represented By  
Alan W Forsley

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

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11:30 AM

**2:22-14731 Javed Iqbal Bhatti**

**Chapter 7**

Adv#: 2:22-01206 Multitex Knit Composite Ltd. et al v. Bhatti

**#25.00** Hearing RE: [16] Motion For Leave To Amend The Complaint (F.R.C.P 15(A)(2),  
F.R.B.P. 7015)  
fr. 7-13-23, 8-17-23

Docket 16

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Javed Iqbal Bhatti

Represented By  
Giovanni Orantes

**Defendant(s):**

Javed Iqbal Bhatti

Represented By  
Giovanni Orantes

**Plaintiff(s):**

Multitex Knit Composite Ltd.

Represented By  
Jeffrey I Golden  
Zachary Evan Mazur  
Giovanni Orantes

Friends Stylewear Limited

Represented By  
Jeffrey I Golden  
Zachary Evan Mazur  
Giovanni Orantes

Winwear Limited

Represented By  
Jeffrey I Golden  
Zachary Evan Mazur  
Giovanni Orantes

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
Courtroom 1639 Calendar**

**Thursday, September 28, 2023**

**Hearing Room 1639**

11:30 AM

**CONT... Javed Iqbal Bhatti**

**Chapter 7**

**Trustee(s):**

Edward M Wolkowitz (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
Courtroom 1639 Calendar**

**Thursday, September 28, 2023**

**Hearing Room 1639**

11:30 AM

**2:22-14731 Javed Iqbal Bhatti**

**Chapter 7**

Adv#: 2:22-01206 Multitex Knit Composite Ltd. et al v. Bhatti

**#26.00** CONT'D Status Hearing RE: [1] Adversary case 2:22-ap-01206. Complaint by Multitex Knit Composite Ltd., Friends Stylewear Limited, Winwear Limited against Javed Iqbal Bhatti. fraud as fiduciary, embezzlement, larceny)), (62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)), (68 (Dischargeability - 523(a)(6), willful and malicious injury)) fr. 2-2-23, 6-22-23, 8-17-23

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Javed Iqbal Bhatti

Represented By  
Giovanni Orantes

**Defendant(s):**

Javed Iqbal Bhatti

Pro Se

**Plaintiff(s):**

Multitex Knit Composite Ltd.

Represented By  
Jeffrey I Golden

Friends Stylewear Limited

Represented By  
Jeffrey I Golden

Winwear Limited

Represented By  
Jeffrey I Golden

**Trustee(s):**

Edward M Wolkowitz (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
Courtroom 1639 Calendar**

**Thursday, September 28, 2023**

**Hearing Room 1639**

2:00 PM

**2:23-11092 Thompson Falls, LLC**

**Chapter 7**

**#27.00** CONT'D Hearing RE: [42] Trustee's Motion for Order Authorizing Sale of Real Property of the Estate (5021 Topeka Drive, Tarzana, CA 91356) Free and Clear of Liens and Interests, Subject to Higher and Better Offers, and Approving Overbidding Procedures and for Authority to Request the Assistance of the U.S. Marshall to Vacate the Property  
fr. 8-24-23

Docket 42

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Thompson Falls, LLC

Represented By  
Dominic Afzali

**Movant(s):**

Carolyn A Dye (TR)

Pro Se

**Trustee(s):**

Carolyn A Dye (TR)

Pro Se